



Snohomish County

PLANNING COMMISSION

PLANNING & DEVELOPMENT SERVICES

3000 Rockefeller Avenue, M/S #604, Everett, WA 98201

(425) 388-3285, FAX (425) 388-3670

Clerk Email: Sally.Evans@snoco.org

REGULAR MEETING AGENDA

January 27, 2015

5:30 – 9:00 PM

Snohomish County Administration
Public Meeting Room 2, 1st Floor, Administration Building-East
3000 Rockefeller Avenue
Everett, WA 98201

For access to supporting documents reviewed by the Planning Commission, visit our website at <http://www.snoco.org> and enter "Planning Commission" in the search box.

A. CALL TO ORDER, ROLL CALL, AND ELECTION OF OFFICERS

-Election of Officers for 2015: Chairman and Vice-Chairman

B. APPROVAL OF MINUTES

-December 16, 2014, Regular Meeting

-December 17, 2014, Special Meeting

C. STATUS OF PAST RECOMMENDATIONS AND FUTURE AGENDA ITEMS

D. PUBLIC COMMENT

Public comment (3 minutes or less per person) will be accepted on any item related to planning, zoning, and/or land use that is not already scheduled for public hearing on this meeting agenda. Persons providing public comment on a non-hearing item will not be considered a party of record with respect to that item and their comments will be entered into the record only when provided in writing.

Citizens are reminded that Planning Commissioners are volunteers and do not work for the county. As the legislative body, the County Council has decision-making authority.

E. UNFINISHED BUSINESS

F. NEW BUSINESS

1. Compliance – Introduction: Briefing

Troy Holbrook, PDS Principal Planner, 425-388-6257, troy.holbrook@snoco.org

Overview of the requirements, process, and status of the periodic compliance review of the comprehensive plan and development regulations mandated by the Growth Management Act (GMA).

2. Compliance – Archaeology: Briefing

Alison Bridges, PDS Planner, 425-388-3311, ext. 2975, alison.bridges@snoco.org

For more information see:

- [Staff Report \(dated January 14, 2015\) with following attachments:](#)
 - Attachment 1 – Map
 - Attachment 2 – Proposed Amendment to SCC 30.22.100
 - Attachment 3 – Proposed Amendment to SCC 30.32D.200

PDS will provide commissioners with an informational briefing on proposed amendments to Title 30 Snohomish County Code (SCC) regarding archaeology site reports for properties designated “Reservation Commercial” on the county’s Future Land Use Map. The proposed amendments would implement an existing land use policy as part of the larger periodic compliance review project mandated by the Growth Management Act. At the briefing, PDS will provide commissioners with background information and discuss the proposed code amendments.

3. Compliance – Forest Practices: Briefing

Eileen Canola, PDS Planner, 425-388-3311, ext. 2253, eileen.canola@snoco.org

For more information see:

- [Staff Report \(dated January 13, 2015\) with following attachments:](#)
 - Attachment 1 – RCW 76.09.240 *Forest Practices*
 - Attachment 2 – RCW 36.70A.570 *Regulations for Forest Practices*
 - Attachment 3 – WAC 222-16-050 *Classes of Forest Practices*

The Forest Practices Act (Chapter 79.06 RCW) and policies in the General Policy Plan (GPP) of the Snohomish County GMA (Growth Management Act) Comprehensive Plan mandate that the County assume jurisdictional authority over the administration and enforcement of Class IV-General Forest Practices. This proposal would comply with Chapter 76.09 RCW, implement policies in the County’s GMACP, and thereby resolve a 2015 GMA Compliance Review inconsistency.

4. Compliance – Airport and Land Use Compatibility: Briefing

Frank Slusser, PDS Senior Planner, 425-388-3311, ext. 2944, frank.slusser@snoco.org
Christina Ghan, PDS Associate Planner, 425-388-3311, ext. 2951, christina.ghan@snoco.org

For more information see:

- [Staff Report \(dated January 13, 2015\) with following attachments:](#)
 - Attachment 1 – Revised Code of Washington
 - RCW 36.70.547
 - RCW 36.70A.510
 - Attachment 2 – General Policy Plan
 - Goal LU 12
 - Attachment 3 – Stakeholder Outreach

The Planning Commission will be briefed on proposed development regulations regarding land use compatibility near the six general aviation airports in the county. The proposed development regulations will implement the policies within the Comprehensive Plan as part of the Growth Management Act Compliance Review for 2015. The County's policies direct the County to protect public use airports by discouraging incompatible uses in the vicinity of public use airports, discouraging development that may negatively impact airport operations, and notifying surrounding properties of their proximity to public use airports. The amendments will meet the County's obligation under state law to discourage the siting of incompatible uses adjacent to general aviation airports.

5. Compliance – Critical Area Regulations (CAR): Briefing

Troy Holbrook, PDS Principal Planner, 425-388-6257, troy.holbrook@snoco.org
Randy Middaugh, PDS Principal Planner, 425-388-3311, ext. 2306,
randy.middaugh@snoco.org

For more information see:

- [Staff report \(dated January 14, 2015\) with the following attachments:](#)
 - Attachment 1 - CAR PowerPoint Presentation of October 28, 2014
 - Attachment 2 - Proposed Critical Area Amendments
 - Attachment 3 - Wetlands & Fish & Wildlife Habitat Conversation Areas
 - Attachment 4 - Geologically Hazardous Areas
 - Attachment 5 - Critical Aquifer Recharge Areas

The Planning Commission will be briefed on proposed development regulations regarding the review and update of the critical area regulations (CAR) as part of the Growth Management Act Compliance Review for 2015. The review of critical area regulations under RCW 36.70A.172(1) requires the inclusion of best available science (BAS) and consideration given to anadromous fisheries. The CAR update focuses on the review, evaluation, and potential revision of the following chapters of the Snohomish County Code:

- Chapter 30.62A SCC - Wetlands and Fish & Wildlife Habitat Conservation
- Chapter 30.62B SCC - Geologically Hazardous Areas
- Chapter 30.62C SCC - Critical Aquifer Recharge Areas
- Chapter 30.64 SCC - Groundwater Protection
- Chapter 30.65 SCC - Special Flood Hazard Areas

G. ADJOURN

PLANNING COMMISSION'S RANGE OF POSSIBLE ACTIONS:

At the conclusion of its public hearing, the County Planning Commission will consider transmitting a formal recommendation to County Council concerning adoption of the ordinance. The Commission may make a recommendation to adopt or to not adopt the ordinance. The Commission's recommendation may also propose amendments to the ordinance. The Planning Commission is an advisory body and the final decision rests with the County Council.

PARTY OF RECORD / PUBLIC TESTIMONY:

You may become a party of record for any specific topic that comes before the Planning Commission by submitting a written request or testimony to Sally Evans, Planning Commission Clerk, PDS, M/S 604, 3000 Rockefeller Avenue, Everett, WA 98201 or via email at Sally.Evans@snoco.org.

WHERE TO GET COPIES OF DOCUMENTS AND WEBSITE ACCESS:

Please check www.snohomishcountywa.gov for additional information or the Snohomish County Department of Planning and Development Services, Reception Desk, 2nd Floor, County Administration Building-East, 3000 Rockefeller Avenue, Everett. For more information, call Sally Evans, Planning Commission Clerk, at 425-388-3285.

AMERICANS WITH DISABILITIES ACT NOTICE:

Snohomish County facilities are accessible. The county strives to provide access and services to all members of the public. Sign language interpreters and communication materials in alternate form will be provided upon advance request of one calendar week. Contact Katy Budnik at 425-388-3311, Ext. 1393 Voice, or 425-388-3700 TDD.

Snohomish County Planning Commissioners:

*Merle Ash, District 1
Ed Taft, District 1
Tom Norcott, District 2
Douglas Hannam, District 2
Simon Farretta, District 3
Darrel McLaughlin, District 3*

*Cheryl Stanford, District 4
Daniel Strandy, District 4
Guy Palumbo, District 5
Ben Kaufman, District 5
Angeline Fowler, Executive Appointee*

Commission Staff (from Planning and Development Services (PDS) Department):

Barb Mock, Acting Commission Secretary Sally Evans, Commission Clerk